

TOWN OF LANESBOROUGH
PLANNING BOARD
Minutes
Monday, February 22, 2021 (Postponed from Feb. 16, 2021)
6 P.M.

Members Present: Barb Hassan, Gwen Miller, Joe Trybus

Mr. Szczepaniak opened the meeting at 6:00 PM

- 1) Minutes - None available at time of posting.
- 2) ANR
 - a) Patten - Williamstown Road

The applicant noted that this will create more building lots at this location.

Ms. Miller moved that the Planning Board finds approval is not required under the Subdivision Control Law for this application.

Mr. DeChaine seconded.

The motion carried unanimously.

- 3) Old Business
 - a) Mixed Commercial Zoning

Mr. Groff introduced the mall project. Noting that the bylaw is essentially complete. It was noted that tonight is a bare quorum so perhaps we should defer to a later meeting.

Ms. Hassan noted that an individual presented to the Selectmen tonight on this project he discussed a very in depth major redevelopment of the property to the board.

Ms. Hassan noted that it was odd that this person presented to the board not to the owner of the property.

Ms. Hassan also acknowledged that she is working for the mall owners but does not have a conflict of interest as she has disclosed her work and has spoken to the state.

Ms. Hassan also added that Selectman Goerlach suggested that this person meet with the Board.

Ms. Hassan added she felt the only thing on the table before the Board that might not work with this proposal is height. However it shows that we are heading in the right direction on our rezoning work.

Mr. Trybus and the Board discussed the proposal and the interaction of the height regulation with the proposal.

Ms. Hassan stated that if anyone feels she has a conflict she would like to know. She also reiterated that she does have an opinion from the State Ethics Committee.

Ms. Hassan pointed out that we need to ensure that the uses added to the bylaw in the recent past are incorporated into the proposal.

- b) Bylaw ReCodification

Mr. Groff stated that this is the culmination of a long process. This process will result in having a reformatted bylaw. No substantive changes have been made but this is part of having the General Code Company making all of our bylaws a streamlined single document.

Board members were encouraged to read the redlined copy to ensure that no substantive changes were made.

- c) Town Meeting Schedule

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Mr. Groff noted that Ms. Robbins at Town Hall has requested the public hearing for the recodification be done in April. The mall proposal can be done in April. The warrant will be finalized in early May for a June 8 Town Meeting, likely outdoors.

Mr. Trybus noted he would like to see more commercial zoning on Route 7 north.

The Board noted that this property isn't particularly developable land.

The Board discussed other issues within the various business districts that might be addressed in '22.

4) Correspondence

5) Adjournment

The meeting was adjourned at 7:24 PM.